

# CITY OF ALBUQUERQUE

Planning Department  
Suzanne Lubar, Director



Mayor Richard J. Berry

October 11, 2016

Reza Afaghpour, PE  
SBS Construction and Engineering, LLC  
10209 Snowflake Ct NW  
Albuquerque, NM 87114

**Re: Fiesta Park Care Center Parking Addition  
8820 Horizon Blvd. NE  
Grading & Drainage Plan  
Engineer's Stamp dated: 9-12-16 (C17D106)**

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 9/13/2016, this plan is approved for Grading Permit and Paving Permit.

PO Box 1293 Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Albuquerque When completed please provide a paper copy and a PDF of the as-build for our records.

If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3698.

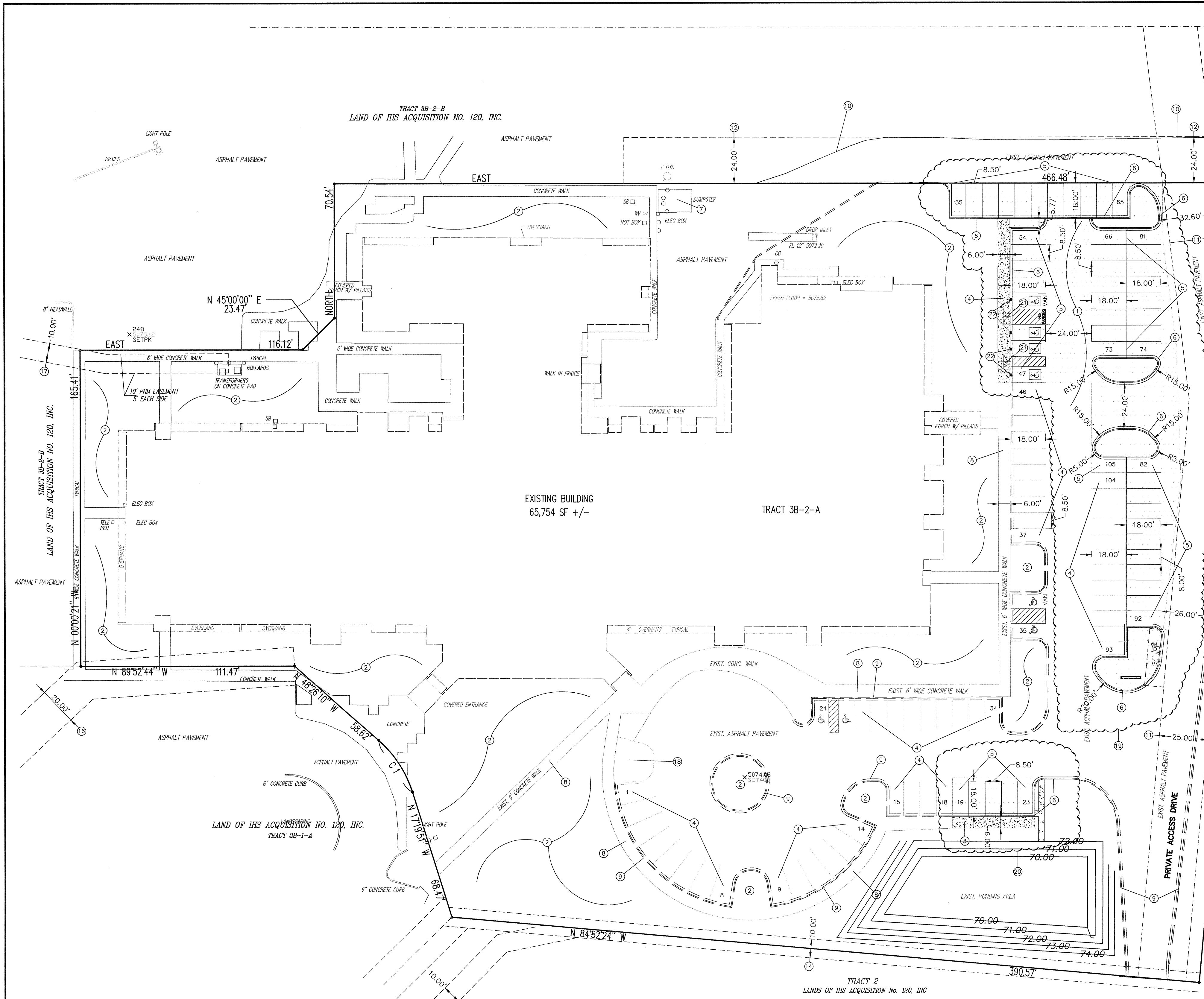
New Mexico 87103

Sincerely,

www.cabq.gov

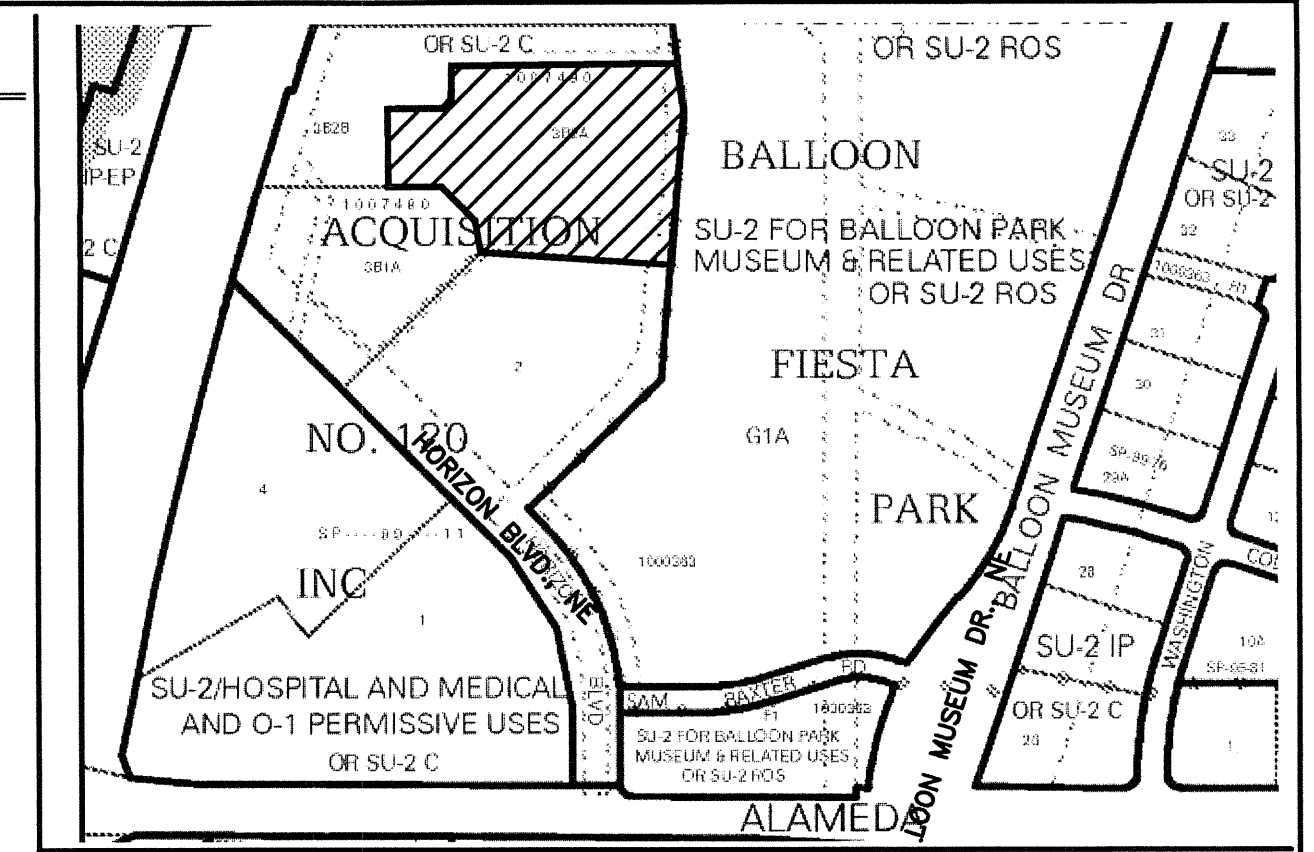
Abiel Carrillo, P.E.  
Principal Engineer  
Planning Department

C: RR/AC  
email



**PROJECT SUMMARY**

THE EXISTING SITE IS 106 RESIDENT SKILLED NURSING FACILITY. ALL THE ELEMENTS OF THIS SITE ARE FULLY DEVELOPED SUCH AS PARKING, LANDSCAPING AND UTILITIES. THIS PURPOSE OF SITE PLAN AMENDMENT IS TO PROVIDE ADDITIONAL 52 PARKING SPACES TO THE EXISTING 53 SPACES.



VICINITY MAP: C-17-Z

**LEGAL DESCRIPTION:**  
 TRACT 3B-2-A, LANDS OF IHS ACQUISITION NO. 120, INC.  
 CONTAINING 4.6876 ACRES  
 ZONING: SU-2  
 ADDRESS: 8820 HORIZON BLVD., NE

**KEYED NOTES:**

1. ASPHALT PAVING AREA, TYP., 3" ASPHALT OVER COMPACTED SUBGRADE.
2. EXISTING LANDSCAPING AREA, TYP.
3. NEW 6' SIDEWALK, 6" ABOVE ASPHALT
4. EXISTING 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
5. PROPOSED 8.50' WIDE X 18' DEEP PARKING SPACES, TYP.
6. PROPOSED MEDIAN CURB AND GUTTER TYP., STD DWG # 2415B.
7. EXISTING TRASH ENCLOSURE.
8. EXISTING 6' SIDEWALK, TO REMAIN UNDISTURBED
9. EXISTING CURB & GUTTER, TYP.
10. EDGE OF EXISTING PAVING, TYP.
11. EXISTING 25' WATER AND SANITARY SEWER EASEMENT.
12. EXISTING 24' WIDE PRIVATE ACCESS EASEMENT TO BENEFIT TRACT 3B-2-A.
13. EXISTING 7' MST&T AND 10' P.U.E.
14. EXISTING 10' PRIVATE DRAINAGE EASEMENT, 5' EACH SIDE PROPERTY LINE.
15. EXISTING 10' PRIVATE SANITARY SEWER EASEMENT.
16. EXISTING 20' PRIVATE SANITARY SEWER EASEMENT.
17. EXISTING 10' PNM EASEMENT.
18. EXISTING MOTORCYCLE AND BICYCLE PARKINGS.
19. ADDED 48 NEW PARKING SPACES.
20. ADDED 5 NEW PARKING SPACES.
21. WC RAMP PER COA STANDARD & ADA COMPLIANT
22. HANDICAP SIGN PER COA STANDARDS, MUST HAVE REQUIRED LANGUAGE PER 66-7-352.4C NMSA 1978, "VIOLATORS ARE SUBJECT TO FINE AND/OR TOWING"

PROJECT NUMBER: 1007490  
 APPLICATION NUMBER: 16-76741

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVAL BY THE DEVELOPMENT REVIEW BOARD (DRB), DATED 9-9-2011, AND THE FINDINGS AND CONDITIONS IN THE OFFICIAL NOTIFICATION OF DECISION ARE SATISFIED.  
 IS AN INFRASTRUCTURE LIST REQUIRED? (YES (X) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>Roguel M. Muel</i>	9/21/16
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Thiff Cadu</i>	09/21/16
ABCWA	DATE
<i>Carol S. Dumont</i>	9-21-16
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	9-21-16
CITY ENGINEER	DATE
<i>[Signature]</i>	9-21-16
SOLID WASTE MANAGEMENT	DATE
<i>[Signature]</i>	7-21-18
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



**SBS CONSTRUCTION AND ENGINEERING, LLC**

REZA AFAGHPUR  
 P.E. #11814  
 10209 SNOWFLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505)804-5013

**FIESTA PARK CARE CENTER**  
**8820 HORIZON BLVD., NE**  
**AMENDMENT SITE PLAN FOR BUILDING PERMIT**

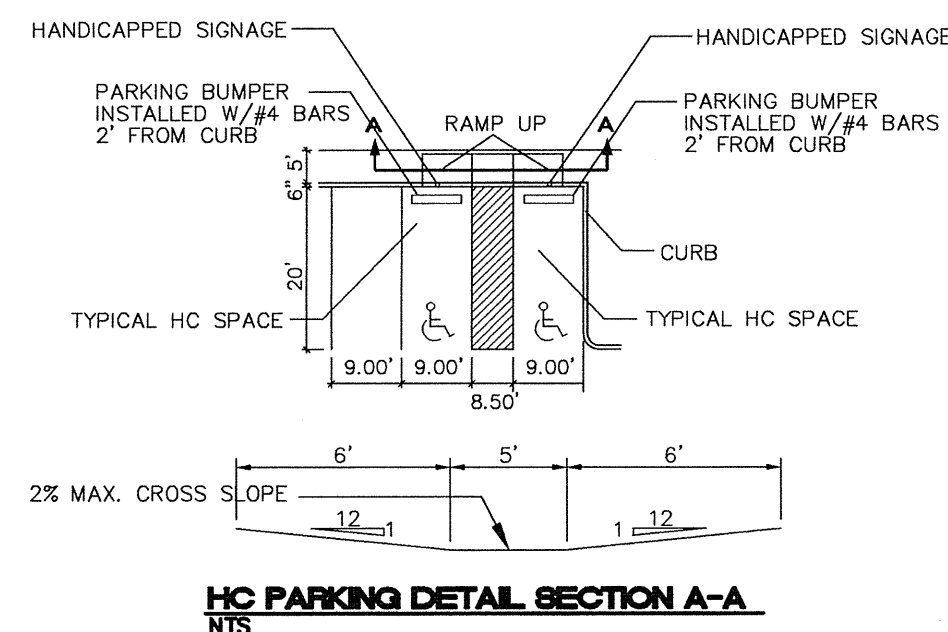
DRAWING: 201616-SITE-GD.DWG	DRAWN BY: SH-B	DATE: 8-29-2016	SHEET # 1
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**SITE DATA**

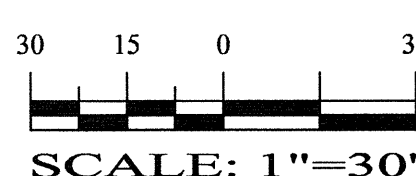
LOT AREA: 204,191.86 S.F. (4.6876 ACRES)  
 BUILDING AREA: 65,754.00 S.F.

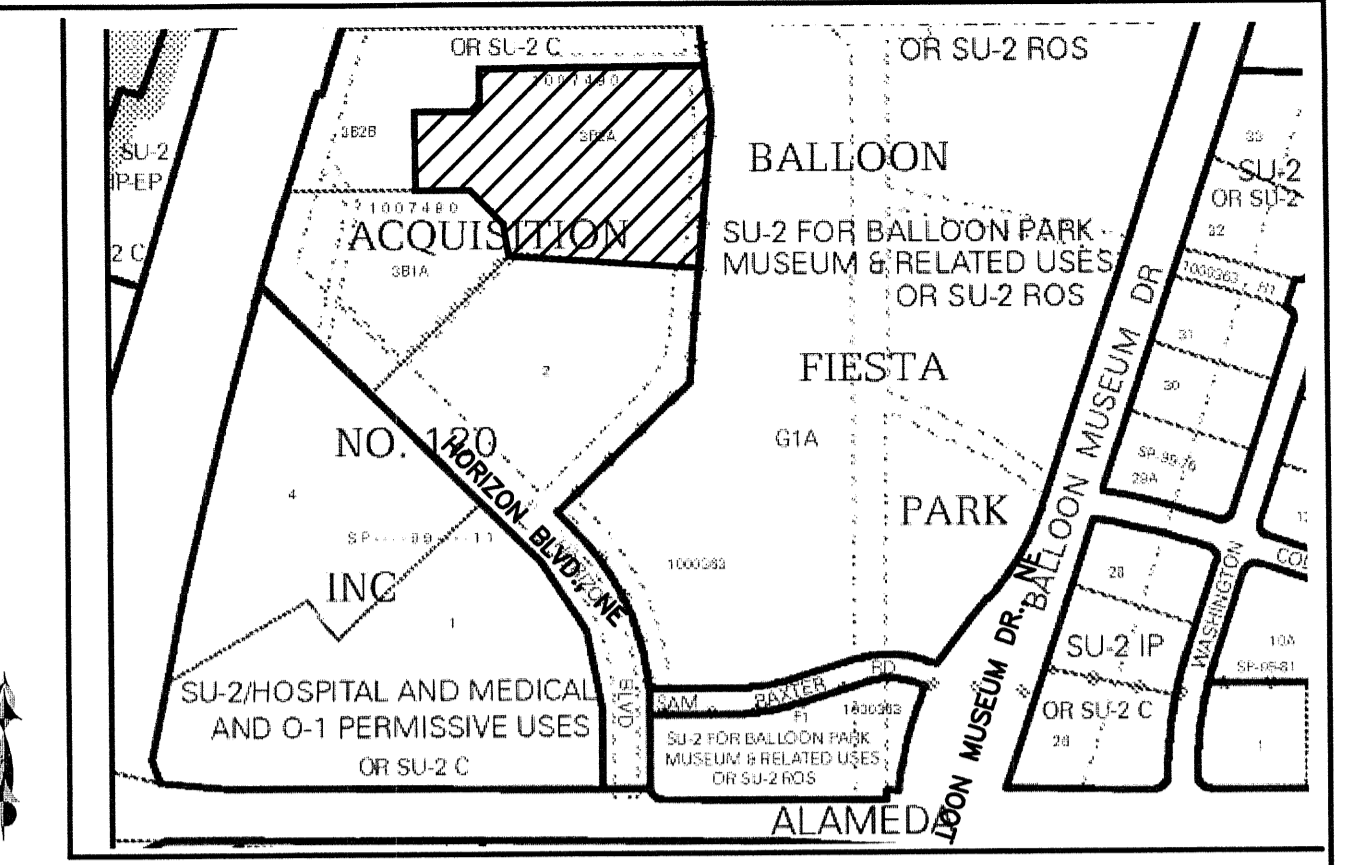
**PARKING CALCULATIONS:**

PARKING REQUIRED:		
1 SPACE PER 2 RESIDENTS	106 RESIDENTS/2	= 53 SPACES
TOTAL		53 SPACES
TOTAL PARKING REQUIRED:		53 SPACES
TOTAL PARKING PROVIDED:		53 SPACES EXISTING
		52 SPACES PROPOSED
TOTAL		105 SPACES
HC PARKING REQUIRED:		4 SPACES (1 VAN)
HC PARKING PROVIDED:		8 SPACES (2 VAN)



**GRAPHIC SCALE**





VICINITY MAP: C-17-Z

**LEGAL DESCRIPTION:**  
 TRACT 3B-2-A, LANDS OF IHS ACQUISITION NO. 120, INC.  
 CONTAINING 4.6876 ACRES  
 ZONING: SU-2  
 ADDRESS: 8820 HORIZON BLVD., NE

- GENERAL NOTES:**
- 1: CONTOUR INTERVAL IS HALF (1.00) FOOT.
  - 2: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATION 14\_C16, HAVING AN ELEVATION OF 5004.89 FEET ABOVE SEA LEVEL.
  - 3: UTILITIES SHOWN HEREON ARE IN THEIR APPROXIMATE LOCATION BASED ONLY ON ABOVE GROUND EVIDENCE FOUND IN THE FIELD AND AS-BUILT INFORMATION PROVIDED BY THE CLIENT. UTILITIES SHOWN HEREON, WHETHER INDICATED AS ABANDONED OR NOT, SHALL BE VERIFIED BY OTHERS FOR EXACT LOCATION AND/OR DEPTH PRIOR TO EXCAVATION OR DESIGN CONSIDERATIONS.
  - 4: THIS IS NOT A BOUNDARY SURVEY, BEARINGS ARE ASSUMED, DISTANCES AND FOUND PROPERTY CORNERS ARE FOR INFORMATIONAL PURPOSES ONLY.
  - 5: SLOPES ARE AT 3:1 MAXIMUM.

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**LEGEND**

---	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	BOUNDARY LINE
x 28.50	PROPOSED SPOT ELEVATION
x 5029.16	EXISTING GRADE
x 5075.65	EXISTING FLOWLINE ELEVATION
---	PROPOSED RETAINING WALL
BC=89.08	BOTTOM OF CHANEL
TC=28.50	TOP OF CURB
TA=28.00	TOP OF ASPHALT
HP	HIGH POINT
86.65	AS-BUILT GRADES
85.47	AS-BUILT SPOT ELEVATIONS
x 86.65	AS-BUILT SPOT ELEVATIONS

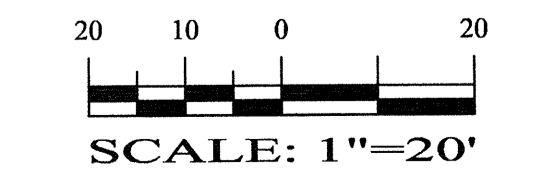


REZA AFAGHPOUR  
 P.E. #11814

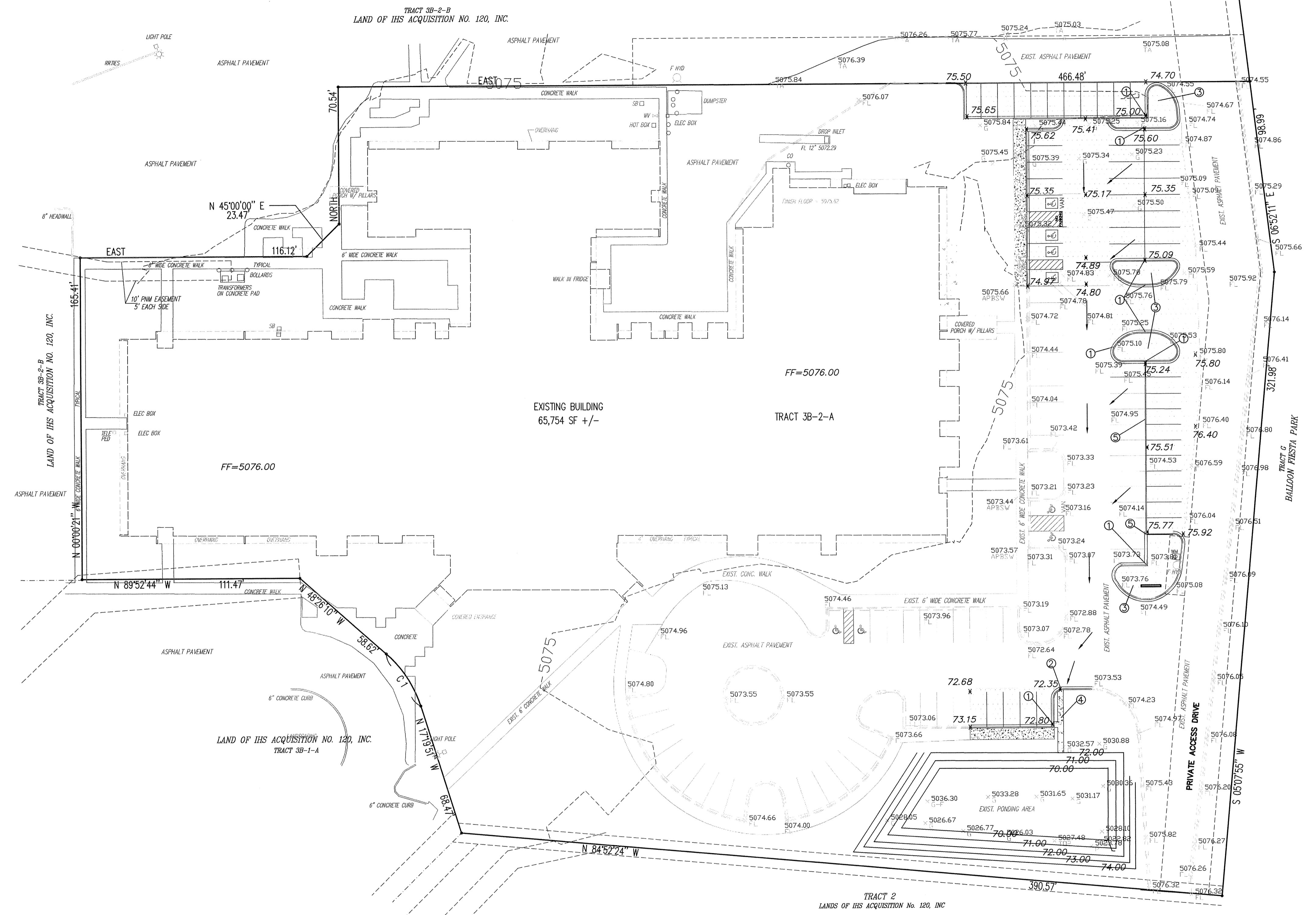
**SBS CONSTRUCTION AND ENGINEERING, LLC**

10209 SNOWFLAKE CT., NW  
 ALBUQUERQUE, NEW MEXICO 87114  
 (505)899-5570

GRAPHIC SCALE



LAST REVISION: 07-19-2016



**NOTES:**

1. PROVIDE 12" CURB OPENING
2. PROVIDE 24" CURB OPENING
3. DEPRESSED LANDSCAPING AREA, MINIMUM 6"
4. 3' WIDE CONCRETE RUNDOWN
5. PROVIDE 14" HEADER WALL

**POND VOLUME REQUIRED**  
 TOTAL PONDING VOLUME REQUIRED (90TH PERCENTILE/FIRST FLUSH) = 0.34 INCHES x IMPERVIOUS AREA = (0.34/12 x 11,605) = 328.81 CF

**POND CALCULATION**  
 TOTAL POND AREA PROVIDED =  
 PONDING CALCULATIONS:  
 POND : AREA @ TOP = 5,677.24, AREA @ BOTTOM = 3,277.70  
 POND VOLUME = (5,677.24 + 3,277.70)/2 \* 2 = 8,959.94 CF  
 EXISTING POND VOLUME = 6,500.00 CF  
 TOTAL ADDITIONAL POND VOLUME PROVIDED = (8959.94 - 6,800.00) = 2,154.94 CF  
 TOTAL ADDITIONAL POND VOLUME REQUIRED = 1,177.42 CF

**FIESTA PARK CARE CENTER  
 8820 HORIZON BLVD., NE  
 GRADING PLAN**

DRAWING: 201606-SITE-GD.DWG	DRAWN BY: SH-B	DATE: 7-10-2016	SHEET # 2
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